



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
September 15, 2020 – 5:30 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m. on Tuesday, September 15, 2020** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **There will be no public access to Alamo Heights Council Chamber.**

INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 868 0184 5240#.

Case No. 807 F – 125 Primrose

Request of David Mauze of Mauze Construction Corp., applicant, representing RJS & KGS Management Ice Trust, owner, for the compatibility review of the proposed design located at 125 Primrose in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB’s recommendation for all demolition/final design review applications. Please check the ARB posted results on the City’s website after the ARB meeting to confirm any future meeting dates.

Plans are available for public viewing on the City’s website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

Property Address:
Original Architect:

Architecture Type:
Year Built:

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	43602.64		43602.64	
Main house footprint	2683.78		7096	
Front porch	0		308	
Side porch 1	0			
Side porch 2	0			
Rear porch	967.41		870	
Garage footprint	0		738	
Carport footprint	172.63			
Shed footprint	1418.33			
Breezeways	0			
Covered patio structure	0			
Other accessory structures	0		1192	
Total (total lot coverage/lot area):	5242.15		10204	
Total Lot Coverage:	12.02%		23.4%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area			43602.64	
Main house: 1st floor			7096	
Main house: 2nd floor				
Garage: 1st floor			738	
Garage: 2nd floor				
Other structures (unless exempted - see below)			1192	
Total (total FAR/lot area):			9026	
Total FAR:			20.7	
Height of Main Structure:			18'-10.25"	

***Lot coverage** is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (**Exception:** The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

****Floor area ratio (FAR)** is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Primrose Residence

125 Primrose Place
San Antonio Texas



8304 N Madrone Trail
Austin, Texas 78737



Primrose Residence
125 Primrose Place
San Antonio, Texas 78209

Issued

Permit Revision
03 September 2020
Permit
11 August 2020

Cover

A0.0

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○ Properties
Across Street from Project



○ Left of
Project Site



○ Existing
Project Site



○ Right of
Project Site



○ Second Property Right of
Project Site



○ Left of
Project Site



○ New
Project Site



○ Right of
Project Site



○ Second Property Right of
Project Site

Primrose Residence
125 Primrose Place
San Antonio, Texas 78209

Issued

Permit Revision
(2) September 2020

Existing & Proposed
Streetscape

A3.5

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